

CONTACT



Maria Kohler

Mobile : **+43 664 158 5055**
e-mail : maria.kohler@immotrading.at
company : **ImmoTrading GmbH**
address : **1010 Wien, Kärntner Ring 5-7**
[More objects from this agent](#)



BASIC DATA

object number: **3056/1503**
object type: **Flat**
state: **Wien**
address: **1120 Wien**
price: **€ 350,000.-**
Living area: **67.00 m²**
room: **3**

DESCRIPTION

MODERN APARTMENT IN WIEN-MEIDLING

Welcome to your new home in Vienna-Meidling, a vibrant area with excellent infrastructure and transportation connections.

Location:

This modern apartment is within walking distance to Wilhelmsdorfer Park and the U4 and U6 metro stations. The proximity to Meidlinger Markt, Mariahilfer Straße, and Schönbrunn Palace offers numerous shopping and leisure opportunities. The surrounding area is filled with supermarkets, bakeries, bars, cafes, and restaurants, providing everything for your daily needs. Public transportation is excellent, with metro lines, trams, and buses right at your doorstep.

Description:

This bright and quiet apartment on the first floor is after a core renovation. It boasts modern amenities and a thoughtful layout. The open living area with large French windows provides plenty of light and a pleasant view of the peaceful garden. The spacious bedroom features a home office and a wardrobe, also offering a beautiful garden view. Another cozy room, ideal as an office or children's room, completes the living space.

The design bathroom is equipped with high-quality fittings and a window, while a separate toilet with a hand basin adds extra convenience. A practical storage room with a gas boiler provides additional space.

The apartment offers a total of three rooms with a living space of approximately 67 m², optimally divided. A dry cellar compartment offers additional space for your personal belongings.

Special features:

- First occupancy after complete renovation
- High-quality equipment with designer bathroom and toilet
- New oak floors, modern lighting, and interior doors
- New windows, electrical wiring, heating, doors, walls, and sanitary facilities
- Burglar-resistant security door and modern Vaillant boiler
- Triple glazing for optimal soundproofing and thermal insulation
- Independent gas floor heating for individual comfort
- Glasfaser-Magenta connection for ultra-fast internet

Operational costs:

The monthly operating costs amount to € 266.07 gross, including repair fund. The house has a well-stocked repair reserve of approximately € 105,000, and major renovations are not planned.

Terms and conditions:

Purchase price: € 350,000.00
Agent's commission: 3% of the purchase price plus 20% VAT

Registration of the ownership fee: 1.1% of the purchase price
Real estate tax: 3.5% of the purchase price

This modern city apartment offers you the perfect blend of urban life and peaceful living. Schedule a viewing appointment today and let yourself be convinced by this unique living experience!

| | |
|-------------------------|-----------------|
| price: | € 350,000.- |
| operating costs: | € 191.- |
| repair of the building: | € 75.- |
| Buyer's comm.: | 3% plus 20% VAT |

| | |
|--------------|----------------------|
| Living area: | 67.00 m ² |
| Cellar area: | 4 m ² |

| | |
|-----------------------|------------------------------|
| move-in as of: | März 2024 |
| room: | 3 |
| Bathroom: | 1 |
| toilet: | 1 |
| Cellar: | Yes |
| parking space: | 1 |
| heating: | gas heat by floor |
| year of construction: | 1970 |
| condition: | very good |
| orientation: | SüdO |
| noise: | absolute quiet location |
| Energy index: | 65.28 kWh/(m ² a) |
| heating demand class: | B |

Air conditioning: individual; **Administration:** suitable for shared apartment; **Location:** Outskirts, quiet location; **Features:** New building; **Design:** brick solid; **Public transport:** Railway, Subway, Rapid transit, Tram, Bus









IMMOTRADING GMBH
Kärntner Ring 5-7, 1010 Vienna, Austria
+43 664 350 4000
office@immotrading.at

Imprint

CONTACT US:

Name *

Street, House Nr.

ZIP, city

Phone *

E-Mail *

